Karen Johnson Davidson County
Batch# 1407701 DEEDWARR
04/17/2026 12:34:30 PM 6 pgs
Fees: $33.00 Taxes: $4,625.00
20260417-0031693

ADDRESS NEW OWNER: Jennifer Williams Choate
406 Prestwick Court
Nashville, TN 37205
SEND TAX BILL TO: NEW OWNER
MAP-PARCEL NOS. 104-14-0H-062.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles L. Hearn and Lerma E. Hearn, Co-Trustees of "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022,"** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Williams Choate, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969, and corrected in Book 10270, page 34, Register's Office for Davidson, Tennessee, to which plan is hereby referenced for a more accurate description thereof.

Being the same property conveyed to Charles L. Hearn and Lerma E. Hearn, Co-Trustees of THE HEARN FAMILY TRUST AGREEMENT DATED AUGUST 29, 2022, from Charles L. Hearn and Lerma E. Hearn by Quitclaim Deed recorded on August 30, 2022, in Instrument No. 20220830-0097570, in the Register's Office for Davidson County, Tennessee.

SEE CERTIFICATION OF TRUST ATTACHED HERETO AND MADE A PART HEREOF.

This is property with a common address of 406 Prestwick Court, Nashville, TN 37205.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Any and all matters of record as shown on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Book 7900, page 969, and corrected in Book 10270, page 34, Register's Office for Davidson, Tennessee.(3) Any and all matters of record as shown on the Boundary Plat for Whitworth, of record in Book 6900, pages 840 and 841, Register's Office for Davidson, Tennessee.(4) Declaration of Protective Covenants, Conditions and Restrictions for Whitworth of record in Book 8026, page 305, amended and supplemented in Book 8282, page 45, amended in Book 9144, page 153, Book 9778, page 27, Instrument No. 20100615-0046543, Instrument No. 20170720-0073719 and Instrument No. 20260115-0003721, Register's Office for Davidson County, Tennessee.(5) By-Laws for Whitworth of record in Book 8026, page 335 (Exhibit "B" of the DCCR) and amended in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.(6) Sewer Easement of record in Book 3467, page 204, Register's Office for Davidson, Tennessee. Charter of The Whitworth Homeowners Association of record in Book 8090, page 691, amended in Book 8283, page 523 and Book 10428, page 795, Register's Office for Davidson, Tennessee.(7) Non-exclusive easement for ingress and egress of record in Book 9567, page 691, Register's Office for Davidson, Tennessee.(8) Designation and Agreement of Declarant of record in Book 9582, page 868, Register's Office for Davidson, Tennessee.(9) Deed of Temporary Easement of record in Book 9736, page 221, Register's Office for Davidson, Tennessee.(10) Easement Agreement regarding access, maintenance, and drainage and retention of storm and surface water run-off of record in Book 9778, page 16, Register's Office for Davidson, Tennessee.(11) Deed of conveyance for sanitary sewer of record in Book 10461, page 775 (Phase 3, Section 2 and 3 only), Register's Office for Davidson, Tennessee.(12) Deed of conveyance for water main of record in Book 10461, page 779 (Phase 3, Section 2 and 3 only), Register's Office for Davidson, Tennessee.(13) Deed of conveyance for sanitary sewer in conjunction with the addition to wet detention pond of record in Book 10461, page 784 (Phase 3), Register's Office for Davidson, Tennessee.(14) Easements in favor of Lots 2 and 4 together with easements across portions of Lots 2 and 4 of record in Book 10965, page 533, Register's Office for Davidson, Tennessee.(15) Agreement for Temporary Access Easement of record in Instrument No. 20141209-0112742, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of April 2026.

Charles L. Hearn Co-Trustee

Charles L. Hearn, Co-Trustee of "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022"

Lerma E. Hearn Co-Trustee

Lerma E. Hearn, Co-TrusteE of "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles L. Hearn and Lerma E. Hearn, Co-Trustees of "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022"**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 15th day of April 2026.

Notary Public
My Commission Expires: 3/5/2030

STARR A. MOSLEY STATE OF TENNESSEE NOTARY PUBLIC Comm Exp: 03/05/2030 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $1,250,000.00.

Charles L. Hearn Lerma E. Hearn
Affiant

State: TN County: Davidson
Subscribed and sworn before me this 17th day of April 2026.

Notary Public
My Commission Expires: 3/5/2030

STARR A. MOSLEY STATE OF TENNESSEE NOTARY PUBLIC Comm Exp: 03/05/2030 COUNTY OF DAVIDSON

File No. 2604-034

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of April 2026.

_____

Charles L. Hearn, Co-Trustee of "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022"

_____

Lerma E. Hearn, Co-Trustee of "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles L. Hearn and Lerma E. Hearn, Co-Trustees of "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022",** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 15th day of April 2026.

_____

Notary Public
My Commission Expires:

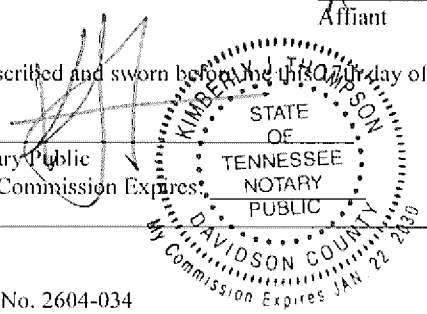
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $1,250,000.00.

X _____

Affiant

Subscribed and sworn before me this 15th day of April 2026.



_____

Notary Public
My Commission Expires:

File No. 2604-034

CERTIFICATION OF TRUST

TO WHOM IT MAY CONCERN: This Certification of Trust is offered to you pursuant to Section 35-15-1013, Tennessee Code Annotated, for "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022," (the "Trust"), the undersigned certifies as follows:

1. The name and date of the trust that is currently in full force and effect is: "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022," The name of the Grantor(s): Charles L. Hearn and Lerma E. Hearn
2. The name of the currently acting Co-Trustees of the trust: Charles L. Hearn and Lerma E. Hearn
3. The Co-Trustees may exercise, without prior approval from any court, all the powers conferred by the trust agreement, including but not limited to the power to convey property, and any powers conferred by law, including, without limitation, those powers set forth in Title 35 of the Tennessee Code.
4. The Trust is revocable.
5. There are no other acting Trustees other than Charles L. Hearn and Lerma E. Hearn.
6. The named successor Trustees are:
    a. Either Co-Trustee may serve alone if a Co-Trustee is unable to serve;
    b. If both Trustees are unable to serve, then Lerma Rebecca Burns shall serve as Successor Trustee;
    c. If Lerma Rebecca Burns is unable to serve, then Robert Aubrey Hearn shall serve as Successor Trustee
7. The Trust qualifies as a "Grantor Trust."
8. The taxpayer identification number of the trust is the Social Security Number of Charles L. Hearn.
9. Assets owned by the trust should be titled as CHARLES L. HEARN and LERMA E. HEARN, AS CO-TRUSTEES OF THE HEARN FAMILY TRUST AGREEMENT DATED AUGUST 29, 2022.
10. The undersigned Co-Trustees state that, to the best of the Co-Trustees' knowledge, the Trust has not been revoked, modified or amended in any manner that would cause the representations in this Certification of Trust to be incorrect. No Co-Trustee has resigned.
11. That "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022" is one and the same as the "HEARN FAMILY TRUST AGREEMENT dated August 29, 2022." Capitalization is not required.
12. That Charles L. Hearn is one and same person as Charles Lee Hearn.
13. All other trust provisions are of a personal nature and set forth the distribution of trust property. They do not modify the powers of the Co-Trustees.
14. The undersigned Co-Trustees are currently the acting Co-Trustees of the Trust and declare that the foregoing statements and any attached exhibits are true and correct, under penalty of perjury.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE.]

This Certification of Trust is dated as of April 8, 2026.

Charles L. Hearn Co-Trustee

Charles L. Hearn, Co-Trustee of "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022"

Lerma E. Hearn Co-Trustee

Lerma E. Hearn, Co-Trustee of "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022"

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the 8th day of April 2026, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Charles L. Hearn and Lerma E. Hearn, Co-Trustees of "THE HEARN FAMILY TRUST AGREEMENT dated August 29, 2022," known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained as their free act and deed.

WITNESS our hands this the day and year first above written.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2028

NOTARY PUBLIC
COMMISSION EXPIRATION:

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith (print name), do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 17, 2026 (date of document).

Signature of above

04/17/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of April, 2026.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 22, 2030